

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **OCTOBER 28, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:05 a.m. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Joel Paulson*, Associate Planner

*Anthony Ghioffi*, Building Official

*Marni Moseley*, Assistant Planner

*Trang Tu-Nguyen*, Assistant Civil Engineer

*Jean Hamilton*, Principal Planner

**PUBLIC HEARINGS**

**ITEM 1:**      301 Johnson Avenue  
Architecture and Site Application S-08-073

Requesting approval to exceed the maximum allowable FAR and maximum allowable building coverage on a nonconforming lot zoned R-1:8. APN 532-28-019.  
PROPERTY OWNER: Mitchell and Petra Gross  
APPLICANT: Sandra Paim

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:  
*Bill Walker*, neighbor, worked out drainage concerns and is in favor of the project.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Sections 29.40.075 and 29.10.265(3) of the Town Code to exceed the FAR and the lot coverage:
    - (1) The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
      - a. Any applicable landmark and historic preservation overlay zone, which there are none; and
      - b. Any applicable specific plan, which there are none; and
      - c. The adopted residential development standards; and

- (2) The lot coverage, setbacks and FAR of the proposed project are compatible with the development on surrounding lots.
- (c) As required by Section 29.20.150 of the Town Code for Architecture and Site applications, the considerations were all made in reviewing this application.

- 7. *Tu-Nguyen* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

**ITEM 2:**     15292 and 15300 Kennedy Road  
                  Subdivision Application M-08-009

Requesting approval of a lot line adjustment between two properties zoned RC.  
APNS 537-15-023 and 026.

PROPERTY OWNERS/APPLICANTS: Frederick and Maud Holley, Subrah and  
Rupar Iyar

- 1. *Chair Baily* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were not present.
- 5. Public hearing closed.
- 6. *Ghiossi* moved to approve the application subject to the conditions presented with the following finding:

- (a) The project is Categorically Exempt pursuant to Section 15305 of the State Environmental Guidelines as adopted by the Town.

- 7. *Tu-Nguyen* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

**OTHER BUSINESS**

**ITEM 3:**     970 and 980 University Avenue  
                  Architecture and Site Application S-07-203

Requesting approval to reduce the square footage of the existing building and parking lot improvements to increase the on site parking on property zoned CM. APNS 424-31-027 and 028.

PROPERTY OWNER/APPLICANT: BR3 Partners, James Rees

- 1. Staff gave report on proposed project.
- 2. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) As required by Section 15301 of the State Environmental Guidelines as adopted by the Town that this project is Categorically Exempt.

- (b) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.
  - (c) That the project is in compliance with the Commercial Guidelines.
- 3. *Tu-Nguyen* seconded, motion passed unanimously.
  - 4. Appeal rights were cited.

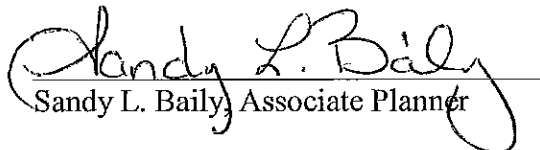
**ITEM 4:**     14050 Blossom Hill Road  
                  Architecture and Site Application S-08-077

Requesting approval to modify the store front and to construct an addition for Glamour Spa and Beauty on property zoned C-1. APN 527-32-031.  
PROPERTY OWNER: Blossom Hill Investment Co.  
APPLICANT: Phuong Thanh Nguyen

- 1. Staff gave report on proposed project.
- 2. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) As required by Section 15301 of the State Environmental Guidelines as adopted by the Town that this project is Categorically Exempt.
  - (b) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.
  - (c) That the project is in compliance with the Commercial Guidelines.
- 3. *Tu-Nguyen* seconded, motion passed unanimously.
- 4. Appeal rights were cited.

**ADJOURNMENT**

Meeting adjourned at 9:30 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Sandy L. Bailly, Associate Planner